

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER**

**RESOLUTION NUMBER 23-**

**[REGARDING A REVISED FINAL SITE PLAN APPROVAL  
FOR PHASE 1 OF THE COVE ROYALE PUD PROJECT  
WITH A PUBLIC FACILITIES RESERVATION]**

**WHEREAS**, this Board has made the following determinations of fact:

1. KH Cove Royale, LLC, submitted an application for revised final site plan approval for Phase 1 of the Cove Royale PUD project (C165-005), located on lands legally described in Exhibit A, attached hereto.
2. Pursuant to Section 10.5.F.9., Land Development Regulations (LDR), Martin County Code, a review of this application is not required by the Local Planning Agency (LPA).
3. Upon proper notice of hearing this Board held a public meeting on the application on March 21, 2023.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The revised final site plan for Phase 1 of the Cove Royale PUD project is consistent with the Comprehensive Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A. The revised final site plan for Phase 1 of the Cove Royale PUD project attached as Exhibit B is approved. Development of Phase 1 of the Cove Royale PUD shall be in accordance with the approved revised final site plan.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans, fees and federal and state permits and approvals are received and approved as required by Section 10.11, LDR, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, LDR, Martin County Code, shall render approval of the revised final site plan for Phase 1 of the Cove Royale project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Reservation as set forth in Section 5.32.D., LDR, Martin County Code.

F. All permits for Phase 1 of the Cove Royale PUD must be obtained within one year, by March 21, 2024. Development must be completed within two years, by March 21, 2025.

G. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

H. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

I. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 21ST DAY OF MARCH, 2023.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: \_\_\_\_\_  
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

BY: \_\_\_\_\_  
ELYSSE A. ELDER  
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description  
Exhibit B, Revised Final Site Plan

## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL INCLUDES A PORTION OF "WA-CO FIELD PLACE" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S89°29'28"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 2393.43 FEET, TO THE POINT OF BEGINNING;

THENCE S89°29'28"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 51.48 FEET; THENCE S89°29'22"W, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1409.18 FEET, TO A SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 8, AS SHOWN ON SAID PLAT OF WA-CO FIELD PLACE; THENCE N00°15'33"W, ALONG SAID SOUTHERLY PROLONGATION AND SAID EAST LINE, A DISTANCE OF 2162.97 FEET, TO THE SOUTH LINE OF THE RIGHT-OF-WAY FOR COVE ROAD, AS DESCRIBED IN PARCEL NO. 34, IN OFFICIAL RECORDS BOOK 1040, PAGE 994 OF SAID PUBLIC RECORDS; THENCE N65°09'35"E, ALONG SAID SOUTH LINE, A DISTANCE OF 616.08 FEET, TO THE WEST LINE OF LOT 12, AS SHOWN ON SAID PLAT OF WA-CO FIELD PLACE; THENCE S00°16'32"E, ALONG SAID WEST LINE, A DISTANCE OF 1099.24 FEET, TO THE SOUTH LINE OF THE SAID PLAT OF WA-CO FIELD PLACE, SAID SOUTH LINE ALSO BEING THE OLD SOUTH LINE OF THE HANSON GRANT; THENCE N66°12'43"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1614.95 FEET, TO THE WEST BOUNDARY OF THE PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2373, PAGE 2615, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S28°30'17"W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 471.12 FEET; THENCE S08°05'50"W, ALONG SAID WEST BOUNDARY, A DISTANCE OF 207.58 FEET; THENCE S52°15'10"E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 559.52 FEET; THENCE S37°44'50"W, A DISTANCE OF 47.37 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°34'59", A DISTANCE OF 50.25 FEET, TO A POINT OF TANGENCY; THENCE N84°40'11"W, A DISTANCE OF 51.95 FEET; THENCE S18°24'14"W, A DISTANCE OF 132.26 FEET; THENCE S47°40'49"W, A DISTANCE OF 23.80 FEET; THENCE S28°32'07"E, A DISTANCE OF 73.95 FEET; THENCE S45°27'33"E, A DISTANCE OF 39.26 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°36'57", A DISTANCE OF 30.21 FEET, TO A POINT OF NON-TANGENCY; THENCE S86°07'29"W, A DISTANCE OF 59.35 FEET; THENCE N88°49'46"W, A DISTANCE OF 210.41 FEET; THENCE S89°39'34"W, A DISTANCE OF 257.06 FEET; THENCE S88°07'23"W, A DISTANCE OF 122.90 FEET; THENCE N88°06'13"W, A DISTANCE OF 233.53 FEET; THENCE S86°31'03"W, A DISTANCE OF 162.41 FEET; THENCE N86°02'25"W, A DISTANCE OF 51.04 FEET; THENCE S00°43'29"W, A DISTANCE OF 42.05 FEET; THENCE N80°51'29"E, A DISTANCE OF 53.96 FEET; THENCE N86°34'34"E, A DISTANCE OF 7.51 FEET; THENCE S29°14'59"E, A DISTANCE OF 59.42 FEET; THENCE N72°47'08"E, A DISTANCE OF 7.92 FEET; THENCE S17°12'52"E, A DISTANCE OF 10.00 FEET; THENCE S72°47'08"W, A DISTANCE OF 5.79 FEET; THENCE S29°14'59"E, A DISTANCE OF 10.69 FEET; THENCE S05°39'55"W, A DISTANCE OF 61.23 FEET; THENCE S18°15'23"E, A DISTANCE OF 111.12 FEET; THENCE S36°44'25"E, A DISTANCE OF 94.29 FEET; THENCE S61°42'14"E, A DISTANCE OF 16.28 FEET; THENCE S20°54'10"W, A DISTANCE OF 19.17 FEET; THENCE S10°53'20"W, A DISTANCE OF 49.70 FEET; THENCE S24°27'01"E, A DISTANCE OF 45.37 FEET; THENCE S45°53'31"E, A DISTANCE OF 36.13 FEET; THENCE S33°53'06"E, A DISTANCE OF 24.88 FEET; THENCE S48°07'01"E, A DISTANCE OF 34.31 FEET; THENCE S57°43'20"E, A DISTANCE OF 31.43 FEET; THENCE S81°40'21"E, A DISTANCE OF 54.05 FEET; THENCE N34°39'21"E, A DISTANCE OF 46.17 FEET; THENCE N86°42'20"E, A DISTANCE OF 44.06 FEET; THENCE S58°53'16"E, A DISTANCE OF 55.69 FEET; THENCE S28°02'03"E, A DISTANCE OF 60.58 FEET; THENCE S19°16'55"W, A DISTANCE OF 34.83 FEET; THENCE S77°44'30"W, A DISTANCE OF 48.72 FEET; THENCE S10°57'00"E, A DISTANCE OF 44.59 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 70.272 ACRES, MORE OR LESS.







